BOOK 4846 PAGE 795

FORM NO. WD-1

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $11,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF August 1974.

Notary Public

MY COMMISSION EXPIRES: 3-19-78

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
THOMAS D. STEELE, ATTORNEY AT LAW, 500 STAHLMAN BDG.,NASHVILLE,TENN.
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
EDWARD H. HEMMER, ET UX (NAME)	J.I. Kislak Mortgage Co. (NAME)	MAP 1034
4203 Idaho Avenue (STREET ADDRESS OR ROUTE NUMBER)	1101 Brickell Avenue (STREET ADDRESS)	Parcel 79
Nashville, Tenn. 37209 (CITY) (STATE) (P. O. ZIP)	Miami, Florida 33131 (CITY) (STATE) (ZIP)	25W-2290

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Durell Sells and wife, Jane M. Sells

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Edward H. Hemmer and wife, Iona Hemmer

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 104 of Block No. 6, on the Plan of the Charlotte Park Co.'s 1st Addition to Nashville as of record in Book 57, page 103 Register's Office for said County.

Said Lot No. 104 Fronts 50 feet on the southerly side of Idaho Avenue, formerly Fifth Avenue, and runs back between parallel lines 150 feet to an alley.

BEING the same property conveyed to Durell Sells and wife, Jane M. Sells, by deed from Elmer Allen and Horace Green of record in Book 4476, page 287, Register's Office for Davidson County, Tennessee

As part of the above consideration, the Grantees herein, assume and agree to pay the unpaid balance owing on a certain note, executed by Durell Sells and wife, Jane M. Sells, to J. I. Kislak Mortgage Company, in the original principal amount of $13,700.00, of record in Book 4476, page 287, Register's Office for Davidson County, Tennessee.

This is unimproved ( ) improved (X) property, known as 4203 (House Number) Idaho Avenue (Street) Nashville, Tenn 37209 (P. O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hand s this 26th day of August, 19 74

Durell Sells

Jane M. Sells

STATE OF TENNESSEE
Davidson County

BOOK 4846 PAGE 796

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Durell Sells and wife, Jane M. Sells

the bargainor X, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 26th day of August, 19 74

Commission expires 2-19-78

Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon (his oath / their several oaths) acknowledged (himself / themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he / they) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, 19__.

My commission expires _____

Notary Public

WARRANTY DEED

FROM
Durell Sells et ux

TO
Edward H. Hemmer and wife, Iona Hemmer

mail 2167 Blakemore Ave Nash. Tenn.

C 6 8 6 9 7

IDENTIF. REFERENCE

AUG 26 11 43 AM '74

FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TENN.

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

AUG 26 74	CONV	11,500.00				
AUG 26 74	S'TAX		A*	29.90		
AUG 26 74	PR'FEE		A*	.50		
AUG 26 74	W'DEED		A*	4.00	*	34.40